

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Debtor

In re:

ROBERT GORDON ENSIGN

CASE NO.: 8:15-bk-15820 CB

CHAPTER: 13

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: Private Sale N/A

Time: Private Sale N/A

Location: Private Sale N/A

☐ Public☒ Private

Last date to file objections: 09/29/2016

Residential Real Property commonly known as: 27312 Mondano Drive, Mission Viejo, CA 92692

Terms and conditions of sale: The Debtor proposes to sell the subject property for \$800,000.00 to Alfred Gendy and Reneh Daniel. There are no contingencies and the buyers buy "as-is and whereas". See Motion to Sell filed 9/8/2016 Docket No.

Proposed sale price: \$ 800,000.00

Overbid procedure (*if any*): N/A

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: October 13, 2016

Time: 1:30 P.M.

Courtroom 5D located at the Ronald Reagan Federal Bldg and U.S. Courthouse

411 W. Fourth St., 5th Floor

Santa Ana, CA 92701

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

N/A

Date: 09/08/2016

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Law Office of Donald W. Sieveke, 1113 N. Spurgeon St., Santa Ana, CA 92701

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 09/12/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

SEE ATTACHED SERVICE LIST

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 09/12/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

SEE ATTACHED SERVICE LIST

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 09/12/2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Personally Delivered to Bin on 5th Floor:

Judge C. Bauer, USBC Santa Ana, 411 W. Fourth St., Ste. 5165, Santa Ana, CA 92701

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/12/2016 SHANNON K. ALLEN
Date *Printed Name*

/s/ Shannon K. Allen
Signature

PARTIES SERVED BY THE COURT VIA "NEF":

Amrane (SA) Cohen (TR) efile@ch13ac.co
Mark D Estle mark.estle@buckleymadole.com (represents Wells Fargo Bank, N.A., 1st TD Holder)
Donald W Sieveke ibmoola@yahoo.com, dws4law@pacbell.net
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

PARTIES SERVED BY U.S. MAIL, POSTAGE PREPAID:

Irene C. Gilbert, Esq. Law Office of Irene C. Gilbert 625 The City Dr South, Ste. 105 Orange, CA 92868	HSBC Bank Attn: Officer Managing or General Agent PO Box 9 Buffalo, NY 14240	PHEAA Attn: Officer Managing or General Agent PO BOX 8147 HARRISBURG, PA 17105
ALL CREDITORS/LIEN HOLDERS: AES Suntrust Attn: Officer Managing or General Agent PO Box 61047 Harrisburg, PA 17106	Internal Revenue Service Attn: Officer Managing or General Agent PO Box 7346 Philadelphia, PA 19101-7346	Pacific Hills HOA c/o Progressive Community Mgmt Attn: Officer Managing or General Agent 27405 Puerta Real Mission Viejo, CA 92691
Bublick DDS Attn: Officer Managing or General Agent 22951 Los Alisos Blvd Suite 2 Mission Viejo, CA 92691	Lake Mission Viejo HOA c/o Martin R. Bender, Esq. 29970 Technology Dr, Ste 211 Murrieta, CA 92563	SDG&E Attn: Officer Managing or General Agent 2604 El Camino Real, Ste.B Carlsbad, CA 92008
CACH, LLC Attn: Officer Managing or General Agent 4340 S. Monaco Street 2nd Floor Denver, CO 80237	CACH, LLC c/o Mandrich Law Group Attn: Officer Managing or General Agent 6301 Owensmouth Ave Woodland Hills, CA 91367	SYNCB Care Credit Attn: Officer Managing or General Agent PO Box 965036 Orlando, FL 32896
Deborah Ensign 27312 Mondano Drive Mission Viejo, CA 92692	MB Financial Services Attn: Officer Managing or General Agent PO Box 961 Roanoke, TX 76262	The Lotus Agency Attn: Officer Managing or General Agent 6311 Van Nuys Blvd Suite 478 Van Nuys, CA 91401
Dennis G Phillips & Assoc Attn: Officer Managing or General Agent 101 E Redlands Blvd Suite 207 Redlands, CA 92373	Midland Funding Attn: Officer Managing or General Agent 2365 Northside Drive Suite 300 San Diego, CA 92108	Trojan Professional Services Attn: Officer Managing or General Agent PO Box 1270 Las Alamitos, CA 90720
Discover Card Attn: Officer Managing or General Agent PO Box 15316 Wilmington, DE 19850	Neshanian Law Attn: Eric M. Neshanian, Esq. 20 Corporate Park Suite 110 Irvine, CA 92606	UMH Attn: Officer Managing or General Agent PO Box 491149 Los Angeles, CA 90049
Employment Development Dept Bankruptcy Group MIC 92E Attn: Officer Managing or General Agent PO Box 826880 Sacramento, CA 94280-0001	OC Dept Child Services Attn: Officer Managing or General Agent 1055 N Main Street Santa Ana, CA 92702	Wells Fargo Bank NA Attn: Officer Managing or General Agent 14841 Dallas Pkwy Ste 300 Dallas, TX 75254
Family Support Division Orange Coun Attn: Officer Managing or General Agent PO Box 22099 Santa Ana, CA 92702	OC Treasurer Tax Collector Attn: Officer Managing or General Agent PO Box 1438 Santa Ana, CA 92702-1438	Wells Fargo Bank NA Attn: Default Document Processing Attn: Officer Managing or General Agent 1000 Blue Gentian Road Eagan, MN 55121-7700
Franchise Tax Board Bankruptcy Section MS A340 Attn: Officer Managing or General Agent PO Box 2952 Sacramento, CA 95812	Orange DCSS Attn: Officer Managing or General Agent PO Box 22099 Santa Ana CA 92702-2099	